063.0	0004	0012.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,287,900 / 1,287,900
					USE VALUE:	1,287,900 / 1,287,900
					ASSESSED:	1,287,900 / 1,287,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		RUSSELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILVERBERG AMANDA & ERIC
Owner 2:	
Owner 3:	
Street 1:	23 RUSSELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KOCAR LIN-ANN CHING -
Owner 2:	-
Street 1:	23 RUSSELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,483 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Clapboard Exterior and 3224 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6483.000	846,800	11,000	430,100	1,287,900
Total Card	0.149	846,800	11,000	430,100	1,287,900
Total Parcel	0.149	846,800	11,000	430,100	1,287,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.47 | /Parcel: 399.4

Legal Description

User Acct 40958

GIS Ref

GIS Ref

Insp Date 02/06/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 063.0-0004-0012.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	846,600	11000	6,483.	430,100	1,287,700	1,287,700	Year End Roll	12/18/2019
2019	101	FV	627,700	11000	6,483.	430,100	1,068,800	1,068,800	Year End Roll	1/3/2019
2018	101	FV	627,700	11000	6,483.	288,800	927,500	927,500	Year End Roll	12/20/2017
2017	101	FV	627,700	11000	6,483.	276,500	915,200	915,200	Year End Roll	1/3/2017
2016	101	FV	627,700	11000	6,483.	251,900	890,600	890,600	Year End	1/4/2016
2015	101	FV	584,100	11000	6,483.	202,800	797,900	797,900	Year End Roll	12/11/2014
2014	101	FV	484,100	11000	6,483.	181,300	676,400	676,400	Year End Roll	12/16/2013
2013	101	FV	484,100	11000	6,483.	172,100	667,200	667,200		12/13/2012

!5515!

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5515

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOCAR LIN-ANN C	71619-309	1	9/14/2018	Mult Lots	1,305,000	No	No		
CHING LIN-ANN &	71283-503	1	7/9/2018	Convenience	1	No	No		
GLOVER JAMES,	63544-305		4/29/2014	Mult Lots	1,048,000	No	No		
TROUTMAN COURTL	48107-161		9/1/2006	Change>Sale	728,500	No	No		
PICHETTE GUY P	24776-473		8/12/1994		226,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2019	448	Re-Roof	10,550	C				
2/26/2015	189	Redo Kit	17,922					Kitchen remodel. R
11/6/2007	1025	Manual	49,354					FRONT BAY WINDOW
5/8/2007	321	Porch	31,340			G8	GR FY08	RENO SUNPORCH
5/7/2007	320	Redo Bat	30,240					& ADD LDRYRM/2ND F
1/9/1995	8		1,500					REMODEL KITCHEN
1/3/1995	1	Manual	3,500					2ND EGRESS
8/3/1994	392		400					ADD DOOR AND WALL

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
5/21/2015	Permit Insp	PC	PHIL C
2/6/2009	Meas/Inspect	294	PATRIOT
1/17/2007	MLS	MM	Mary M
7/2/2001	Inspected	PM	Peter M
11/13/2000	Hearing N/C	201	PATRIOT
4/18/2000	Entry Denied	270	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

PRINT

Date	Time
12/10/20	20:23:53

LAST REV

Date	Time
09/13/19	10:41:06

apro

USER DEFINED

Prior Id # 1:	40958
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6483		Sq. Ft.	Site		0	70.	0.95	11									430,144						430,100	

Total AC/HA: 0.14883 | Total SF/SM: 6483 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 430,144 | Spl Credit | Total: 430,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	2 - Slate		
Color:	MAUVE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.97568238
Const Adj.:	1.03741574
Adj $ / SQ:	131.584
Other Features:	133500
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	887666
Depreciation:	40833
Depreciated Total:	846833

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

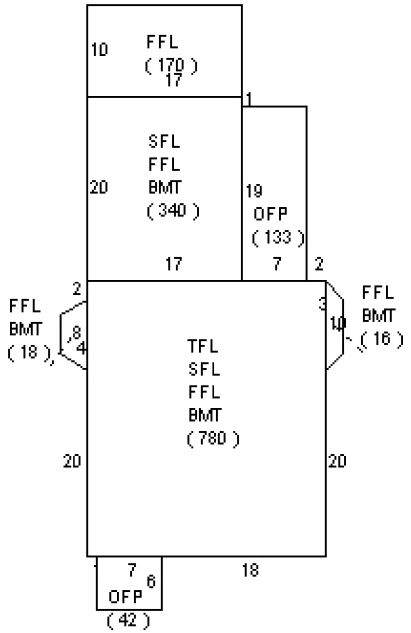
No Unit	RMS	BRS	FL
1	13	5	
Totals			
1	13	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	192.11
Special Features:	0	Val/Su Net:	185.99
Final Total:	846800	Val/Su SzAd	262.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,324	131.580	174,218
BMT	Basement	1,154	39.480	45,555
SFL	Second Floor	1,120	131.580	147,375
TFL	Third Floor	780	131.580	102,636
OFP	Open Porch	175	26.900	4,707

Net Sketched Area:	4,553			Total:	474,491
Size Ad	3224	Gross Are	4553	FinArea	3224

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 063.0-0004-0012.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	25X42	A	AV	1920	17.38	T	40	101			11,000			11,000

More:	N	Total Yard Items:	11,000	Total Special Featues:		Total:	11,000